

June 20, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PR0385

Blackwood Development Co.
(Blackwood Southshore Shops)

Clover Hill Magisterial District
East line of Southshore Drive

REQUEST: Approval of a buffer landscape plan.

Blackwood Development Company is requesting Planning Commission approval of a buffer replanting plan as required by Condition 6 of zoning Case 83SN0182.

RECOMMENDATION

Staff recommends approval based upon the following reasons:

- A. The plantings are primarily evergreen trees and shrubs that will add greater visual density to the deciduous trees within this buffer area.
- B. The rear of the shopping center that backs up to the adjoining homes does not include rear doors or vehicular access. This provides the effect of having a high masonry screening wall that separates the homes from most of the shopping center activity.

GENERAL INFORMATION

Associated Public Hearing Cases:

83SN0182 – Carroll Foster, Inc.

Developer:

Blackwood Development Co.

Location:

Fronts the east line of Southshore Drive and the north line of Southshore Pointe Drive.
Tax ID 725-672-0429 (Sheet 15).

Acreage:

4.78 acres

Existing Zoning:

C-2 with Conditional Use Planned Development

Existing Land Use:

Commercial

Adjacent Zoning and Land Use:

North – R-12; Single family residential

South – C-2 with Conditional Use Planned Development; Commercial

East – C-2 with Conditional Use Planned Development; Commercial

West- C-3 with Conditional Use Planned Development; Commercial

BACKGROUND

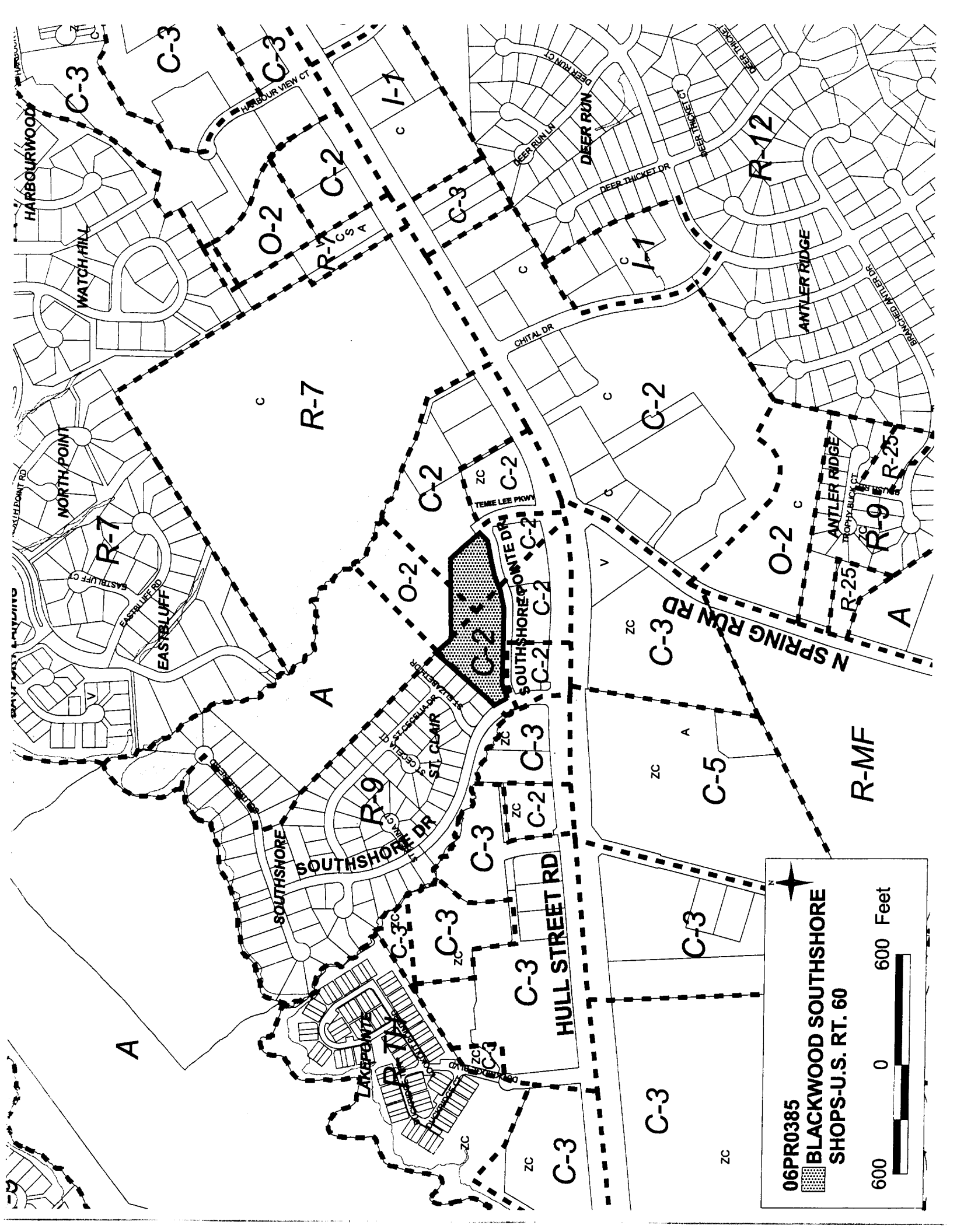
Condition 6 of zoning Case 83SN0182 is stated as follows:

“Compatibility between the different land uses shall be insured by providing an area to be left in a natural wooded state, not less than fifty (50) feet in width. Where the area is not wooded and/or does not contain sufficient vegetation to properly screen adjacent uses, additional landscaping and/or other treatment may be required. A plan for these areas shall be submitted to the Planning Commission in conjunction with schematic plan review.”

In the fifty (50) feet of buffer between the commercial and residential land uses, trees either did not exist or were removed during grading operations. The condition speaks to either situation, which caused the need for the applicant to prepare a landscape plan for the replanting of the open buffer areas.

CONCLUSION

The applicant has provided an acceptable landscape plan for the replanting of the open buffer areas and has designed the shopping center to minimize commercial activity toward the residential district. Staff recommends approval.



06PR0385

BLACKWOOD SOUTHSORE

SHOPS-U.S. RT. 60

600 0 600 Feet

LANDSCAPE NOTES

1. SET ADDRESS: THE US ARMY, VERONA
DEPARTMENT OF DEFENSE, WASHINGTON, D.C.
2. CARRIER: BLACKWOOD ENGINEERING, INC.
ATTN: BILL BLACKWOOD
10000 W. 10TH AVE.
DENVER, CO 80231
PHONE: (303) 752-0402
FAX: (303) 752-8770
3. USE: COMMERCIAL
4. ZONE: C-1 W/ C.I.D.P. (DARKNESS SMOOTH CENTER)
ZONING CODE: 0100121
ZONING CODE: 0300102
5. THE PRINTER: NO. 724-877-9027-0000 (IN PART), 724-872-8888-0000 (IN PART)

BUFFER PLANT SCHEDULE

TYPE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
European Tree	12	<i>Cytisus japonica</i> 'Yashiro'	Japanese Cedar	7' tall
European Tree	7	'Hale's Green Giant'	Green Giant Arborvitae	7' tall
Large Tree	4	<i>Coniopsis tobioka</i>	American Yellowwood	2' Cal.
European Tree	12	<i>Hedera grandis</i>	European Magnolia	7' tall
Large Shrub	12	<i>Hieracium cornuti</i> 'Barbott'	Barbott Holly	16"-24" in.

VICINITY MAP

SCALE: 1"=1000'

